

**NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW  
OPPORTUNITY TO PROVIDE COMMENTS  
NOTICE OF HEARING EXAMINER OPEN RECORD PUBLIC HEARING**

File No. 914.45.14-01, 912.45.14-01, 971.45.14-01 – “Whispering View Estates” Torkelson Construction, Inc. Notice of Application, and Environmental Review,

**Application:** On January 10, 2014 the City of Selah Planning Department received rezone and preliminary plat applications and an environmental checklist from Torkelson Construction, Inc., PO Box 292, Selah, WA 98942 to rezone 3.97 acres from Two-Family Residential (R-2) to Planned Development (PD) and subdivide the property into 48 lots and two recreational open space tracts. The applications were deemed complete for processing 28 days after submittal on February 7, 2014. The applicant submitted additional information on February 10, and February 24, 2015.

**Project Description** Rezone 8 existing lots totaling 3.97 acres from R-2 to PD, subdivide the property into 48 lots for detached single family homes, and two recreational open space tracts. Proposed residential lot sizes range from 2,263 to 4,747 square feet. Access is proposed by 20 foot wide paved private access roads in 20 to 26 foot wide easements. The project is to be served by municipal sewer and water.

**Location:** 207 East Goodlander Road, about 600 feet east of North First Street and 400 feet west of Lancaster Road in the City of Selah. (Yakima County Assessor Parcel Numbers: 181425-33419 to 33426 inclusive).

**Approvals, Actions and Required Studies:** Rezone from R-2 to Planned Development; Preliminary Plat; Development Plan and Program.

**Environmental Review:** The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). Written comments are being accepted and will be considered in making a threshold environmental determination, which will be issued after the comment period ends.

**Request for Written Comments on the Proposal** Your views on the proposed rezone, preliminary plat and environmental checklist are welcome. Written comments will be accepted during the public comment period that expires at 5:00.p.m, on March 24, 2015. Please mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942. Reference a file number stated in this notice or “Whispering View Estates” in your correspondence.

**Open Record Public Hearing** An open record public hearing on the proposed rezone and preliminary plat will be held before the City of Selah Hearing Examiner. The Examiner will conduct the hearing on **Monday, April 20, 2015** commencing at 2:00 p.m. in the Council Chambers, City of Selah City Hall, 115 W. Naches Ave. Selah, WA

At the conclusion of the public hearing the Examiner will prepare a recommendation for rezone and preliminary plat approval, approval with conditions, or denial of the rezone and preliminary plat which will be transmitted to the Selah City Council for its consideration and final disposition.

Application information including the environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. Contact the Planning Department with project, procedural or environmental questions by mail at this address, by phone at 1 (509) 698-7365, by fax at 1 (509) 698-7372 or by e-mail at [tdurant@ci.selah.wa.us](mailto:tdurant@ci.selah.wa.us)

Dated this 10<sup>th</sup> day of March 2015.

/s/

Thomas R. Durant, Community Planner